

Market Street
South Normanton ALFRETON

burchell edwards

Market Street
South Normanton ALFRETON DE55 2AB

for sale offers in the region of
£170,000







Property Description

Situated on Market Street in South Normanton, this beautifully presented two-bedroom semi-detached home offers modern accommodation throughout and is ideal for first-time buyers, small families or those looking to downsize. Benefiting from off-road parking, a ground floor shower room and a first floor bathroom, the property provides versatile and practical living space.

The accommodation briefly comprises a welcoming living room featuring a bay window to the front elevation and a feature fireplace, leading through to a dining room with useful understairs storage and open access to the kitchen. The fitted kitchen is equipped with a range of matching wall and base units, electric hob and oven, cooker hood, composite sink and drainer, and space for a fridge-freezer.

To the ground floor is a shower room fitted with a walk-in shower cubicle, wash hand basin and WC, along with plumbing for a washing machine.

To the first floor are two well-proportioned bedrooms together with a separate dressing room, offering flexible space that could be utilised as a home office or nursery. Completing the accommodation is a family bathroom fitted with a P-shaped bath with shower over, vanity wash hand basin and WC.

Externally, the property benefits from a driveway to the front with a pathway leading to a rear gate. The enclosed rear garden enjoys artificial lawn, decking, hedgerow borders, an outbuilding and side gated access, creating an attractive and low-maintenance outdoor space.

Living Room

Entry via front door, laminate flooring, double glazed bay window to the front elevation, wall mounted radiator, feature fireplace and door leading to the stairwell.

Dining Room

Laminate flooring, double glazed window to the rear elevation, wall mounted radiator, door leading to the stairwell, useful understairs storage cupboard and open access to the kitchen.

Kitchen

Fitted with a range of matching wall and base mounted units with work surfaces over incorporating a composite sink and drainer. Electric hob with oven beneath and cooker hood above, space for a fridge-freezer, vinyl flooring, wall mounted radiator and double glazed window to the side elevation.

Shower Room

Comprising a walk-in shower cubicle, ceramic WC and wash hand basin. Plumbing for a washing machine, laminate flooring, base unit with worktop, wall mounted radiator and double glazed opaque window to the side elevation.

Landing

Carpeted with doors to bedrooms.

Bedroom One

Carpet flooring, wall mounted radiator and double glazed window to the rear elevation.

Bedroom Two

Carpet flooring, wall mounted radiator and double glazed windows to the front elevation.

Dressing Room

Carpet flooring, wall mounted radiator and double glazed windows to the front elevation.

Bathroom

Fitted with a ceramic WC, vanity wash hand basin and P-shaped bath with shower over. Tiled splashback, vinyl flooring, wall mounted towel radiator and double glazed opaque window to the rear elevation.

Externals

To the front of the property is a private driveway providing off-road parking for 2 cars, together with a pathway leading to the rear gate with an E.V charging point and brick wall boundary. The enclosed rear garden features artificial lawn, decking area, hedgerow borders, side gated access and an outbuilding.







Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

The floorplan was not created by Burchell Edwards and has been made by the vendor.








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Total area: approx. 86.1 sq. metres (926.4 sq. feet)

To view this property please contact Burchell Edwards on

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4 Grosvenor Road
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EPC Rating: C

Council Tax Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/RIP208156

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